HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2010

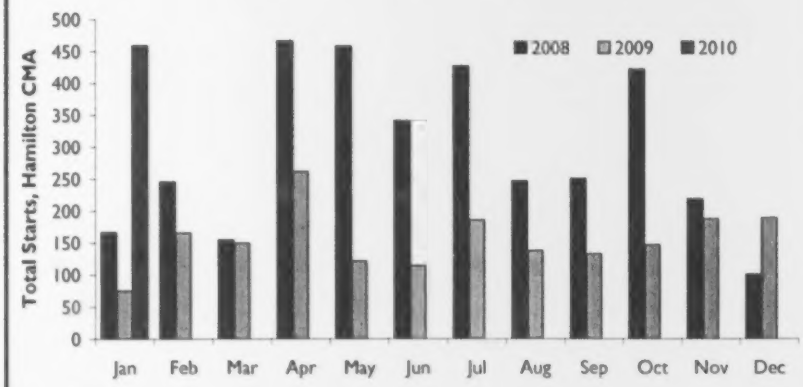
New Home Market

New Apartments Boost Total Starts

New home starts in the Hamilton Census Metropolitan Area (CMA) were much higher in January than in previous years, due in part to the beginning of construction on two highrise apartment buildings. Builders started a 182-unit condominium apartment building in Burlington, in addition to a 63-unit affordable housing building in the Mountain. Single-detached home starts were also up by about 60 per cent across the CMA and accounted for approximately one-fifth of total starts. The shrinking proportion of single-detached starts in Burlington is a result of the limited land supply there. Fewer single-detached homes have been built over the past two years while higher-density construction has increased.

Figure 1

Hamilton CMA Housing Starts



Source: CMHC

Table of Contents

1 **New Home Market**
New Apartments Boost Total Starts
Brantford Starts Fall

3 **Maps**

6 **Tables**

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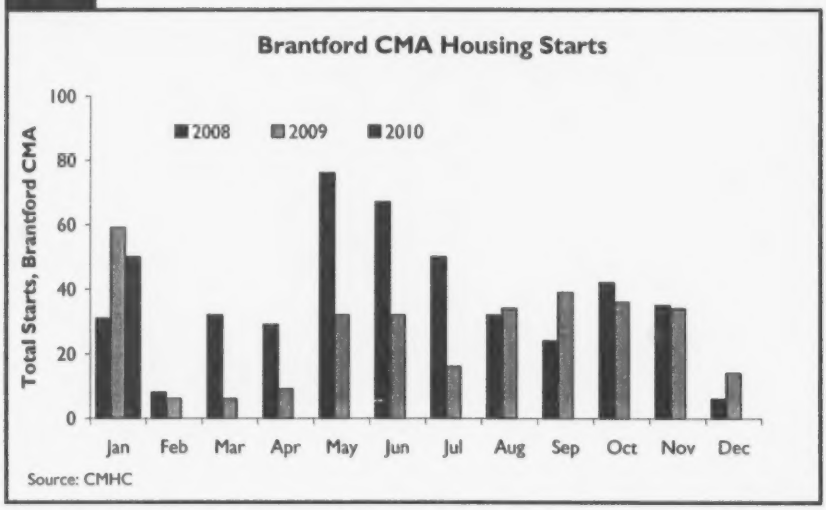
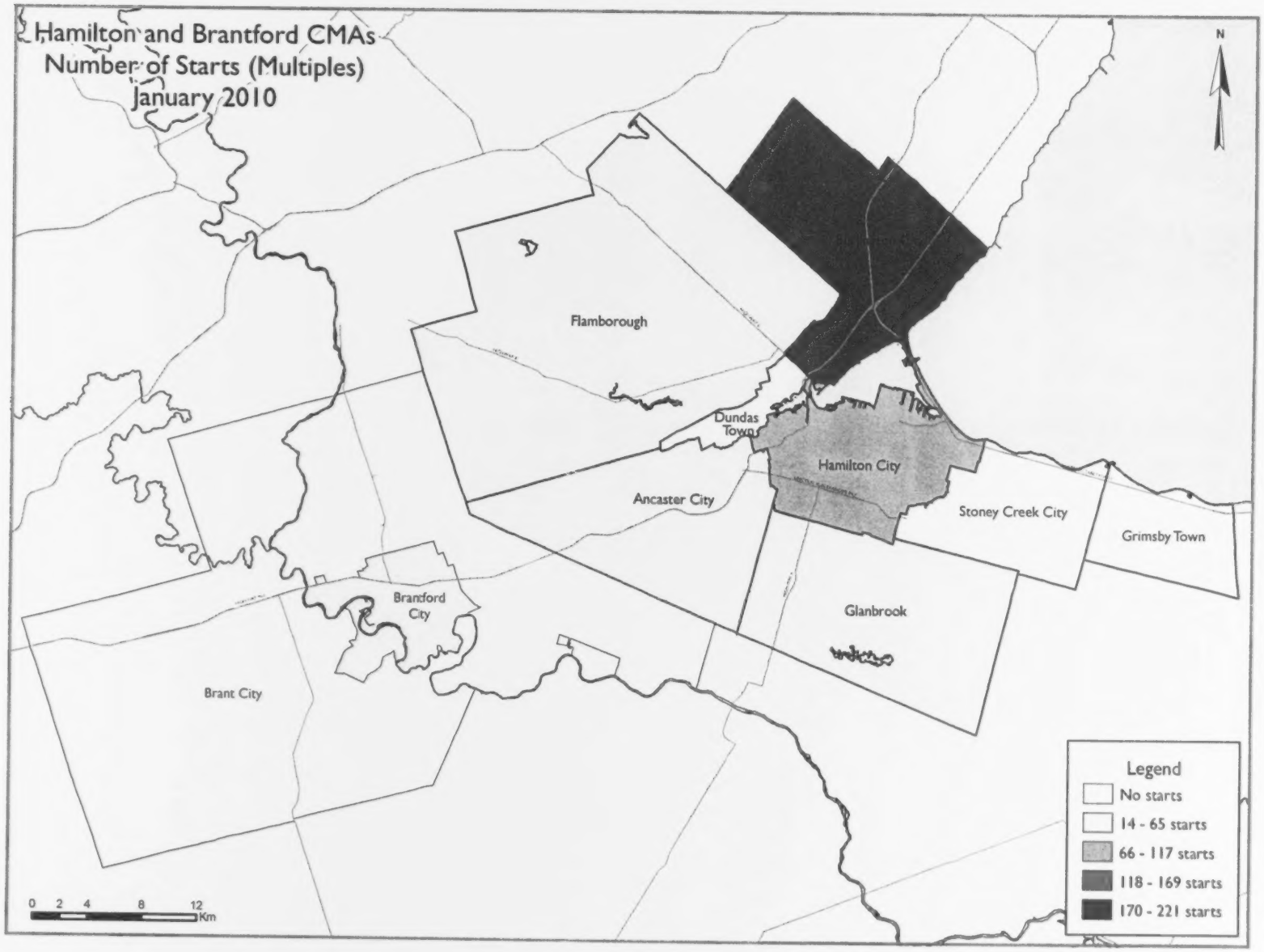
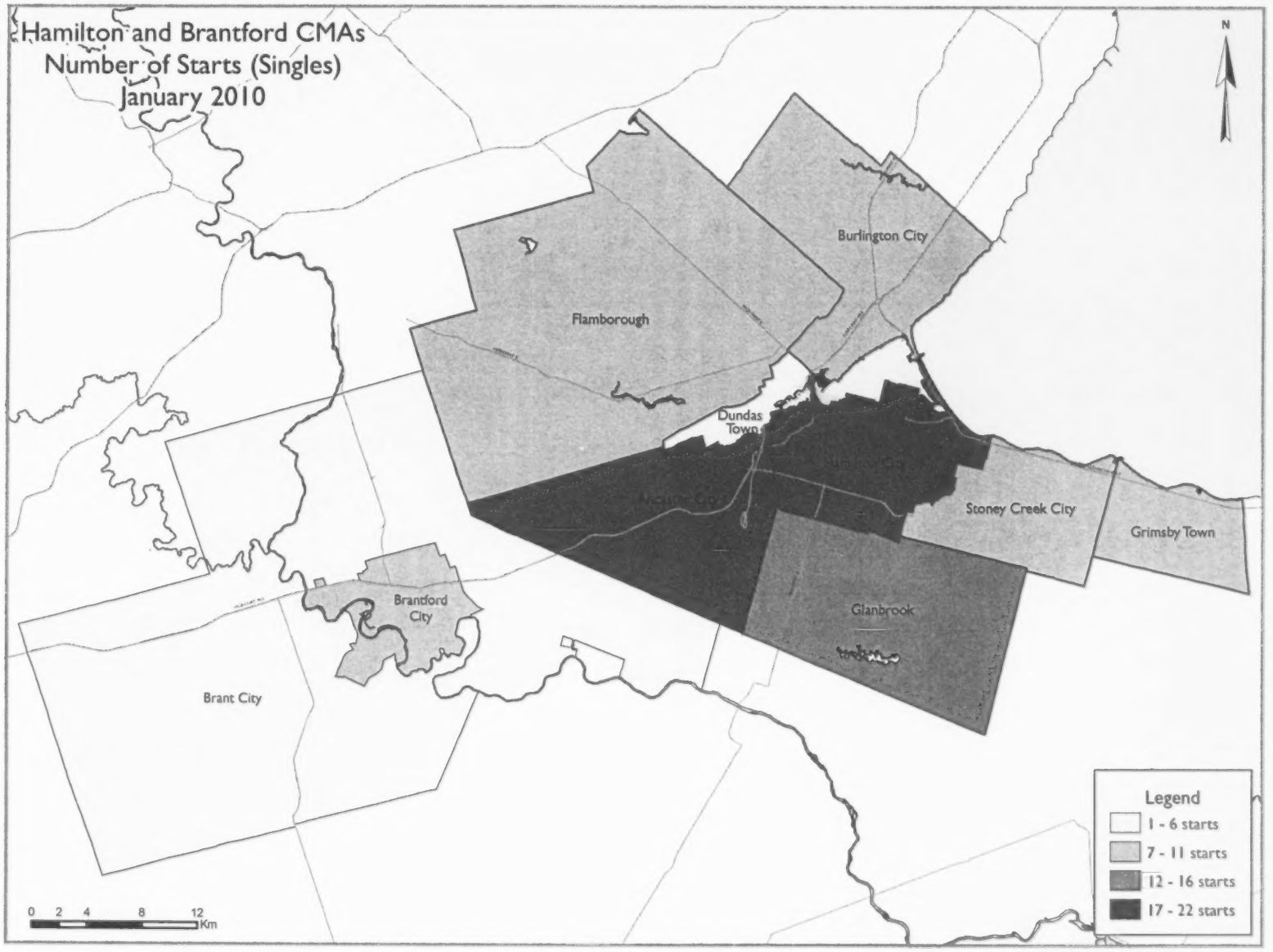
Figure 2

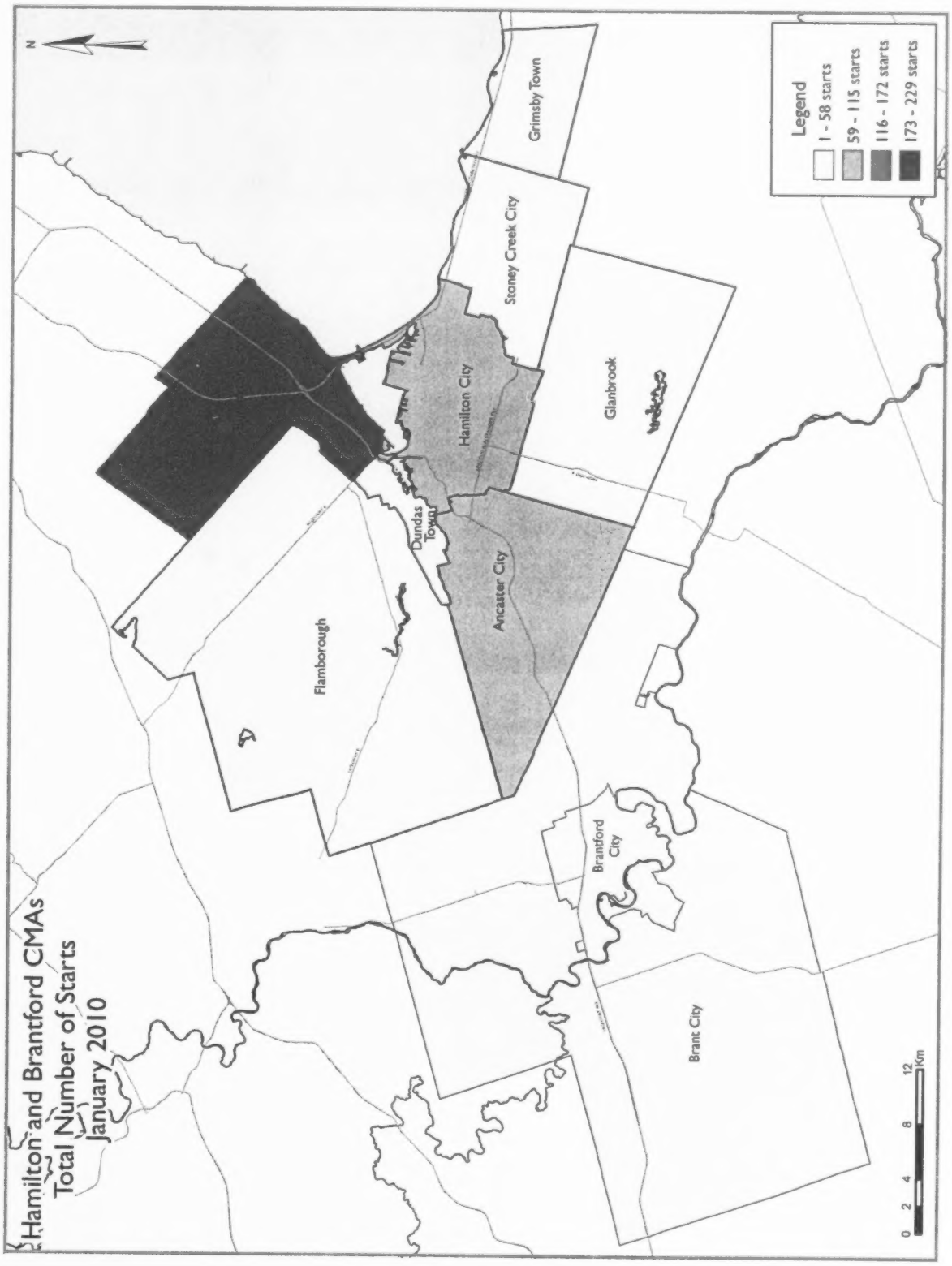


Brantford Starts Fall

In the Brantford CMA, there were 50 starts of new homes, down slightly from the same month in 2009. However, ownership housing accounted for less than half of the starts, while an affordable housing complex close to the city center accounted for more than half. Single-detached home starts were down significantly last month to just 12 starts, one-fifth of the number a year ago. New home construction in Brantford has been hampered by challenging local economic conditions and wider selection in the resale market.


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January 2010
N
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant City
0 2 4 8 12 Km
Legend
No starts
14 - 65 starts
66 - 117 starts
118 - 169 starts
170 - 221 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January 2010
N
Burlington City
Flamborough
Dundas
Town
Stoney Creek City
Grimsby Town
Glanbrook
Brantford
City
Brant City
0 2 4 8 12
Km
Legend
1 - 6 starts
7 - 11 starts
12 - 16 starts
17 - 22 starts


Hamilton and Brantford CMAs
Total Number of Starts
January 2010
N
Legend
1 - 58 starts
59 - 115 starts
116 - 172 starts
173 - 229 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant City
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA January 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2010	93	14	62	0	44	182	0	63	458
January 2009	37	0	12	0	26	0	0	0	75
% Change	151.4	n/a	**	n/a	69.2	n/a	n/a	n/a	**
Year-to-date 2010	93	14	62	0	44	182	0	63	458
Year-to-date 2009	37	0	12	0	26	0	0	0	75
% Change	151.4	n/a	**	n/a	69.2	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
January 2010	562	126	275	4	478	746	0	327	2,519
January 2009	800	48	465	5	756	810	0	123	3,007
% Change	-29.8	162.5	-40.9	-20.0	-36.8	-7.9	n/a	165.9	-16.2
COMPLETIONS									
January 2010	90	2	33	0	55	0	0	0	180
January 2009	77	6	69	1	17	0	0	0	170
% Change	16.9	-66.7	-52.2	-100.0	**	n/a	n/a	n/a	5.9
Year-to-date 2010	90	2	33	0	55	0	0	0	180
Year-to-date 2009	77	6	69	1	17	0	0	0	170
% Change	16.9	-66.7	-52.2	-100.0	**	n/a	n/a	n/a	5.9
COMPLETED & NOT ABSORBED									
January 2010	47	1	35	0	7	13	0	0	103
January 2009	67	12	30	0	2	0	0	4	115
% Change	-29.9	-91.7	16.7	n/a	**	n/a	n/a	-100.0	-10.4
ABSORBED									
January 2010	88	2	21	0	53	0	0	0	164
January 2009	76	13	80	1	17	0	0	0	187
% Change	15.8	-84.6	-73.8	-100.0	**	n/a	n/a	n/a	-12.3
Year-to-date 2010	88	2	21	0	53	0	0	0	164
Year-to-date 2009	76	13	80	1	17	0	0	0	187
% Change	15.8	-84.6	-73.8	-100.0	**	n/a	n/a	n/a	-12.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2010	12	0	0	0	6	0	0	32	50
January 2009	59	0	0	0	0	0	0	0	59
% Change	-79.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-15.3
Year-to-date 2010	12	0	0	0	6	0	0	32	50
Year-to-date 2009	59	0	0	0	0	0	0	0	59
% Change	-79.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-15.3
UNDER CONSTRUCTION									
January 2010	77	2	6	1	53	0	0	32	171
January 2009	120	2	15	1	35	21	7	6	207
% Change	-35.8	0.0	-60.0	0.0	51.4	-100.0	-100.0	**	-17.4
COMPLETIONS									
January 2010	19	0	0	0	0	0	0	0	19
January 2009	29	0	15	6	0	0	0	0	50
% Change	-34.5	n/a	-100.0	-100.0	n/a	n/a	n/a	n/a	-62.0
Year-to-date 2010	19	0	0	0	0	0	0	0	19
Year-to-date 2009	29	0	15	6	0	0	0	0	50
% Change	-34.5	n/a	-100.0	-100.0	n/a	n/a	n/a	n/a	-62.0
COMPLETED & NOT ABSORBED									
January 2010	35	0	6	1	16	18	0	2	78
January 2009	58	0	22	5	31	0	0	0	116
% Change	-39.7	n/a	-72.7	-80.0	-48.4	n/a	n/a	n/a	-32.8
ABSORBED									
January 2010	25	0	0	0	4	0	0	0	29
January 2009	40	0	2	4	4	0	0	0	50
% Change	-37.5	n/a	-100.0	-100.0	0.0	n/a	n/a	n/a	-42.0
Year-to-date 2010	25	0	0	0	4	0	0	0	29
Year-to-date 2009	40	0	2	4	4	0	0	0	50
% Change	-37.5	n/a	-100.0	-100.0	0.0	n/a	n/a	n/a	-42.0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
New City of Hamilton									
January 2010	75	0	48	0	33	0	0	63	219
January 2009	35	0	12	0	26	0	0	0	73
Hamilton City									
January 2010	21	0	0	0	5	0	0	63	89
January 2009	5	0	0	0	8	0	0	0	13
Stoney Creek City									
January 2010	9	0	0	0	0	0	0	0	9
January 2009	10	0	12	0	0	0	0	0	22
Ancaster City									
January 2010	22	0	34	0	11	0	0	0	67
January 2009	12	0	0	0	6	0	0	0	18
Dundas Town									
January 2010	1	0	0	0	0	0	0	0	1
January 2009	2	0	0	0	0	0	0	0	2
Flamborough									
January 2010	9	0	14	0	0	0	0	0	23
January 2009	2	0	0	0	0	0	0	0	2
Glanbrook									
January 2010	13	0	0	0	17	0	0	0	30
January 2009	4	0	0	0	12	0	0	0	16
Burlington City									
January 2010	8	14	14	0	11	182	0	0	229
January 2009	1	0	0	0	0	0	0	0	1
Grimsby Town									
January 2010	10	0	0	0	0	0	0	0	10
January 2009	1	0	0	0	0	0	0	0	1
Hamilton CMA									
January 2010	93	14	62	0	44	182	0	63	458
January 2009	37	0	12	0	26	0	0	0	75
Brant City									
January 2010	3	0	0	0	0	0	0	0	3
January 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2010	9	0	0	0	6	0	0	32	47
January 2009	55	0	0	0	0	0	0	0	55
Brantford CMA									
January 2010	12	0	0	0	6	0	0	32	50
January 2009	59	0	0	0	0	0	0	0	59

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
New City of Hamilton									
January 2010	394	16	225	4	384	207	0	63	1,294
January 2009	506	12	377	0	557	305	0	123	1,880
Hamilton City									
January 2010	131	2	19	0	89	83	0	63	388
January 2009	126	4	79	0	33	119	0	123	484
Stoney Creek City									
January 2010	51	2	30	0	0	0	0	0	83
January 2009	87	2	71	0	65	0	0	0	225
Ancaster City									
January 2010	111	10	90	0	100	62	0	0	373
January 2009	103	6	8	0	138	62	0	0	317
Dundas Town									
January 2010	10	2	6	4	28	62	0	0	112
January 2009	14	0	11	0	38	124	0	0	187
Flamborough									
January 2010	30	0	14	0	0	0	0	0	44
January 2009	64	0	69	0	0	0	0	0	133
Glanbrook									
January 2010	61	0	66	0	167	0	0	0	294
January 2009	112	0	139	0	283	0	0	0	534
Burlington City									
January 2010	139	110	42	0	75	539	0	264	1,169
January 2009	260	36	24	5	199	505	0	0	1,029
Grimsby Town									
January 2010	29	0	8	0	19	0	0	0	56
January 2009	34	0	64	0	0	0	0	0	98
Hamilton CMA									
January 2010	562	126	275	4	478	746	0	327	2,519
January 2009	800	48	465	5	756	810	0	123	3,007
Brant City									
January 2010	30	0	6	0	0	0	0	0	36
January 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2010	47	2	0	1	53	0	0	32	135
January 2009	79	2	15	1	35	0	7	6	145
Brantford CMA									
January 2010	77	2	6	1	53	0	0	32	171
January 2009	120	2	15	1	35	21	7	6	207

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
New City of Hamilton									
January 2010	57	2	25	0	44	0	0	0	128
January 2009	42	0	63	0	17	0	0	0	122
Hamilton City									
January 2010	21	2	0	0	0	0	0	0	23
January 2009	11	0	14	0	0	0	0	0	25
Stoney Creek City									
January 2010	6	0	25	0	24	0	0	0	55
January 2009	15	0	19	0	0	0	0	0	34
Ancaster City									
January 2010	9	0	0	0	15	0	0	0	24
January 2009	7	0	0	0	0	0	0	0	7
Dundas Town									
January 2010	3	0	0	0	0	0	0	0	3
January 2009	0	0	0	0	0	0	0	0	0
Flamborough									
January 2010	6	0	0	0	0	0	0	0	6
January 2009	3	0	30	0	0	0	0	0	33
Glanbrook									
January 2010	12	0	0	0	5	0	0	0	17
January 2009	6	0	0	0	17	0	0	0	23
Burlington City									
January 2010	15	0	0	0	0	0	0	0	15
January 2009	25	6	6	1	0	0	0	0	38
Grimsby Town									
January 2010	18	0	8	0	11	0	0	0	37
January 2009	10	0	0	0	0	0	0	0	10
Hamilton CMA									
January 2010	90	2	33	0	55	0	0	0	180
January 2009	77	6	69	1	17	0	0	0	170
Brant City									
January 2010	14	0	0	0	0	0	0	0	14
January 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2010	5	0	0	0	0	0	0	0	5
January 2009	7	0	8	6	0	0	0	0	21
Brantford CMA									
January 2010	19	0	0	0	0	0	0	0	19
January 2009	29	0	15	6	0	0	0	0	50

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
New City of Hamilton									
January 2010	19	1	26	0	1	0	0	0	47
January 2009	43	2	22	0	0	0	0	4	71
Hamilton City									
January 2010	2	0	0	0	0	0	0	0	2
January 2009	4	1	0	0	0	0	0	4	9
Stoney Creek City									
January 2010	15	0	23	0	1	0	0	0	39
January 2009	36	0	15	0	0	0	0	0	51
Ancaster City									
January 2010	0	0	0	0	0	0	0	0	0
January 2009	0	0	1	0	0	0	0	0	1
Dundas Town									
January 2010	0	0	0	0	0	0	0	0	0
January 2009	0	0	0	0	0	0	0	0	0
Flamborough									
January 2010	2	0	0	0	0	0	0	0	2
January 2009	3	0	0	0	0	0	0	0	3
Glanbrook									
January 2010	0	1	3	0	0	0	0	0	4
January 2009	0	1	6	0	0	0	0	0	7
Burlington City									
January 2010	4	0	5	0	5	13	0	0	27
January 2009	9	10	5	0	2	0	0	0	26
Grimsby Town									
January 2010	24	0	4	0	1	0	0	0	29
January 2009	15	0	3	0	0	0	0	0	18
Hamilton CMA									
January 2010	47	1	35	0	7	13	0	0	103
January 2009	67	12	30	0	2	0	0	4	115
Brant City									
January 2010	9	0	1	0	0	18	0	0	28
January 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2010	26	0	5	1	16	0	0	2	50
January 2009	51	0	11	5	31	0	0	0	98
Brantford CMA									
January 2010	35	0	6	1	16	18	0	2	78
January 2009	58	0	22	5	31	0	0	0	116

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
New City of Hamilton									
January 2010	68	2	17	0	43	0	0	0	130
January 2009	39	0	61	0	17	0	0	0	117
Hamilton City									
January 2010	22	2	0	0	0	0	0	0	24
January 2009	11	0	14	0	0	0	0	0	25
Stoney Creek City									
January 2010	16	0	17	0	23	0	0	0	56
January 2009	11	0	17	0	0	0	0	0	28
Ancaster City									
January 2010	10	0	0	0	15	0	0	0	25
January 2009	7	0	0	0	0	0	0	0	7
Dundas Town									
January 2010	3	0	0	0	0	0	0	0	3
January 2009	0	0	0	0	0	0	0	0	0
Flamborough									
January 2010	5	0	0	0	0	0	0	0	5
January 2009	3	0	30	0	0	0	0	0	33
Glanbrook									
January 2010	12	0	0	0	5	0	0	0	17
January 2009	7	0	0	0	17	0	0	0	24
Burlington City									
January 2010	17	0	0	0	0	0	0	0	17
January 2009	33	13	19	1	0	0	0	0	66
Grimsby Town									
January 2010	3	0	4	0	10	0	0	0	17
January 2009	4	0	0	0	0	0	0	0	4
Hamilton CMA									
January 2010	88	2	21	0	53	0	0	0	164
January 2009	76	13	80	1	17	0	0	0	187
Brant City									
January 2010	11	0	0	0	0	0	0	0	11
January 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2010	14	0	0	0	4	0	0	0	18
January 2009	17	0	1	4	4	0	0	0	26
Brantford CMA									
January 2010	25	0	0	0	4	0	0	0	29
January 2009	40	0	2	4	4	0	0	0	50

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475
% Change	-3.7	76.9	-33.3	n/a	-17.1	n/a	n/a	n/a	-2.1
2000	374	26	9	0	76	0	0	0	485

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Hamilton CMA	93	37	14	0	106	38	245	0	458	75	**
New City of Hamilton	75	35	0	0	81	38	63	0	219	73	200.0
Hamilton City	21	5	0	0	5	8	63	0	89	13	**
Stoney Creek City	9	10	0	0	0	12	0	0	9	22	-59.1
Ancaster City	22	12	0	0	45	6	0	0	67	18	**
Dundas Town	1	2	0	0	0	0	0	0	1	2	-50.0
Flamborough	9	2	0	0	14	0	0	0	23	2	**
Glanbrook	13	4	0	0	17	12	0	0	30	16	87.5
Burlington City	8	1	14	0	25	0	182	0	229	1	**
Grimsby Town	10	1	0	0	0	0	0	0	10	1	**
Brantford CMA	12	59	0	0	6	0	32	0	50	59	-15.3
Brant City	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Brantford City	9	55	0	0	6	0	32	0	47	55	-14.5

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only.

Source: CHMC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Hamilton CMA	106	38	0	0	182	0	63	0
New City of Hamilton	81	38	0	0	0	0	63	0
Hamilton City	5	8	0	0	0	0	63	0
Stoney Creek City	0	12	0	0	0	0	0	0
Ancaster City	45	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	14	0	0	0	0	0	0	0
Glanbrook	17	12	0	0	0	0	0	0
Burlington City	25	0	0	0	182	0	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	6	0	0	0	0	0	32	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	6	0	0	0	0	0	32	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only.

Source: CHMC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Hamilton CMA	169	49	226	26	63	0	458	75
New City of Hamilton	123	47	33	26	63	0	219	73
Hamilton City	21	5	5	8	63	0	89	13
Stoney Creek City	9	22	0	0	0	0	9	22
Ancaster City	56	12	11	6	0	0	67	18
Dundas Town	1	2	0	0	0	0	1	2
Flamborough	23	2	0	0	0	0	23	2
Glanbrook	13	4	17	12	0	0	30	16
Burlington City	36	1	193	0	0	0	229	1
Grimsby Town	10	1	0	0	0	0	10	1
Brantford CMA	12	59	6	0	32	0	50	59
Brant City	3	n/a	0	n/a	0	n/a	3	n/a
Brantford City	9	55	6	0	32	0	47	55

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only.

Source: CHMC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Hamilton CMA	90	78	2	6	88	86	0	0	180	170	5.9
New City of Hamilton	57	42	2	0	69	80	0	0	128	122	4.9
Hamilton City	21	11	2	0	0	14	0	0	23	25	-8.0
Stoney Creek City	6	15	0	0	49	19	0	0	55	34	61.8
Ancaster City	9	7	0	0	15	0	0	0	24	7	**
Dundas Town	3	0	0	0	0	0	0	0	3	0	n/a
Flamborough	6	3	0	0	0	30	0	0	6	33	-81.8
Glanbrook	12	6	0	0	5	17	0	0	17	23	-26.1
Burlington City	15	26	0	6	0	6	0	0	15	38	-60.5
Grimsby Town	18	10	0	0	19	0	0	0	37	10	**
Brantford CMA	19	35	0	0	0	15	0	0	19	50	-62.0
Brant City	14	n/a	0	n/a	0	n/a	0	n/a	14	n/a	n/a
Brantford City	5	13	0	0	0	8	0	0	5	21	-76.2

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only.

Source: CHMC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Hamilton CMA	88	86	0	0	0	0	0	0
New City of Hamilton	69	80	0	0	0	0	0	0
Hamilton City	0	14	0	0	0	0	0	0
Stoney Creek City	49	19	0	0	0	0	0	0
Ancaster City	15	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	30	0	0	0	0	0	0
Glanbrook	5	17	0	0	0	0	0	0
Burlington City	0	6	0	0	0	0	0	0
Grimsby Town	19	0	0	0	0	0	0	0
Brantford CMA	0	15	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	8	0	0	0	0	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only.

Source: CHMC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Hamilton CMA	125	152	55	18	0	0	180	170
New City of Hamilton	84	105	44	17	0	0	128	122
Hamilton City	23	25	0	0	0	0	23	25
Stoney Creek City	31	34	24	0	0	0	55	34
Ancaster City	9	7	15	0	0	0	24	7
Dundas Town	3	0	0	0	0	0	3	0
Flamborough	6	33	0	0	0	0	6	33
Glanbrook	12	6	5	17	0	0	17	23
Burlington City	15	37	0	1	0	0	15	38
Grimsby Town	26	10	11	0	0	0	37	10
Brantford CMA	19	44	0	6	0	0	19	50
Brant City	14	n/a	0	n/a	0	n/a	14	n/a
Brantford City	5	15	0	6	0	0	5	21

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only.

Source: CHMC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
New City of Hamilton													
January 2010	2	3.0	5	7.5	16	23.9	18	26.9	26	38.8	67	375,945	433,204
January 2009	0	0.0	4	10.3	14	35.9	8	20.5	13	33.3	39	363,766	417,303
Year-to-date 2010	2	3.0	5	7.5	16	23.9	18	26.9	26	38.8	67	375,945	433,204
Year-to-date 2009	0	0.0	4	10.3	14	35.9	8	20.5	13	33.3	39	363,766	417,303
Hamilton City													
January 2010	0	0.0	3	13.6	5	22.7	9	40.9	5	22.7	22	367,500	365,960
January 2009	0	0.0	2	18.2	3	27.3	2	18.2	4	36.4	11	369,000	428,082
Year-to-date 2010	0	0.0	3	13.6	5	22.7	9	40.9	5	22.7	22	367,500	365,960
Year-to-date 2009	0	0.0	2	18.2	3	27.3	2	18.2	4	36.4	11	369,000	428,082
Stoney Creek City													
January 2010	0	0.0	1	6.3	6	37.5	3	18.8	6	37.5	16	373,400	382,292
January 2009	0	0.0	2	18.2	6	54.5	1	9.1	2	18.2	11	303,990	332,965
Year-to-date 2010	0	0.0	1	6.3	6	37.5	3	18.8	6	37.5	16	373,400	382,292
Year-to-date 2009	0	0.0	2	18.2	6	54.5	1	9.1	2	18.2	11	303,990	332,965
Ancaster City													
January 2010	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	498,500	693,580
January 2009	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	498,500	693,580
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Dundas Town													
January 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
January 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Flamborough													
January 2010	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
January 2009	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2010	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Glanbrook													
January 2010	0	0.0	1	8.3	5	41.7	5	41.7	1	8.3	12	351,445	346,173
January 2009	0	0.0	0	0.0	5	71.4	2	28.6	0	0.0	7	--	--
Year-to-date 2010	0	0.0	1	8.3	5	41.7	5	41.7	1	8.3	12	351,445	346,173
Year-to-date 2009	0	0.0	0	0.0	5	71.4	2	28.6	0	0.0	7	--	--
Burlington City													
January 2010	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	463,990	676,462
January 2009	0	0.0	0	0.0	1	2.9	5	14.7	28	82.4	34	492,990	549,110
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	463,990	676,462
Year-to-date 2009	0	0.0	0	0.0	1	2.9	5	14.7	28	82.4	34	492,990	549,110
Grimsby Town													
January 2010	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
January 2009	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2009	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
January 2010	2	2.3	5	5.7	18	20.7	18	20.7	44	50.6	87	400,000	478,933
January 2009	0	0.0	4	5.2	19	24.7	13	16.9	41	53.2	77	417,990	471,132
Year-to-date 2010	2	2.3	5	5.7	18	20.7	18	20.7	44	50.6	87	400,000	478,933
Year-to-date 2009	0	0.0	4	5.2	19	24.7	13	16.9	41	53.2	77	417,990	471,132

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
January 2010	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	450,000	506,227
January 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	450,000	506,227
Year-to-date 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
January 2010	3	21.4	1	7.1	1	7.1	7	50.0	2	14.3	14	314,900	284,779
January 2009	4	19.0	6	28.6	3	14.3	5	23.8	3	14.3	21	265,000	275,090
Year-to-date 2010	3	21.4	1	7.1	1	7.1	7	50.0	2	14.3	14	314,900	284,779
Year-to-date 2009	4	19.0	6	28.6	3	14.3	5	23.8	3	14.3	21	265,000	275,090
Brantford CMA													
January 2010	3	12.0	1	4.0	1	4.0	8	32.0	12	48.0	25	329,000	382,216
January 2009	9	20.5	10	22.7	6	13.6	11	25.0	8	18.2	44	274,000	284,770
Year-to-date 2010	3	12.0	1	4.0	1	4.0	8	32.0	12	48.0	25	329,000	382,216
Year-to-date 2009	9	20.5	10	22.7	6	13.6	11	25.0	8	18.2	44	274,000	284,770

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2010

Submarket	Jan 2010	Jan 2009	% Change	YTD 2010	YTD 2009	% Change
Hamilton CMA	478,933	471,132	1.7	478,933	471,132	1.7
New City of Hamilton	433,204	417,303	3.8	433,204	417,303	3.8
Hamilton City	365,960	428,082	-14.5	365,960	428,082	-14.5
Stoney Creek City	382,292	332,965	14.8	382,292	332,965	14.8
Ancaster City	693,580	--	n/a	693,580	--	n/a
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	--	--	n/a
Glanbrook	346,173	--	n/a	346,173	--	n/a
Burlington City	676,462	549,110	23.2	676,462	549,110	23.2
Grimsby Town	--	--	n/a	--	--	n/a
Brantford CMA	382,216	284,770	34.2	382,216	284,770	34.2
Brant City	506,227	n/a	n/a	506,227	n/a	n/a
Brantford City	284,779	275,090	3.5	284,779	275,090	3.5

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant while in 2006 data refers to the Brantford CA only
Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton January 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	447	-42.9	728	1,435	1,473	49.4	264,549	-4.9	271,312
	February	717	-28.2	848	1,368	1,454	58.3	265,452	-3.9	263,440
	March	1,002	-5.2	914	1,754	1,454	62.9	263,120	-9.0	269,854
	April	1,188	-14.0	983	1,851	1,441	68.2	286,191	0.8	281,264
	May	1,316	-8.3	1,066	1,754	1,436	74.2	297,132	1.1	287,590
	June	1,560	17.7	1,152	1,690	1,405	82.0	297,117	3.4	291,643
	July	1,318	9.5	1,103	1,594	1,490	74.0	296,591	5.3	299,214
	August	1,090	15.1	1,119	1,383	1,478	75.7	291,374	2.6	295,771
	September	1,162	18.7	1,141	1,606	1,420	80.4	304,670	7.8	306,373
	October	1,130	27.1	1,169	1,435	1,522	76.8	296,253	16.6	300,757
	November	1,017	54.6	1,214	1,216	1,609	75.5	310,377	9.1	313,193
	December	733	61.5	1,244	710	1,615	77.0	285,795	19.0	289,575
2010	January	714	59.7	1,216	1,548	1,624	74.9	288,397	9.0	294,793
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,166	-23.7		4,557			264,187	-6.2	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	447	-42.9		1,435			264,549	-4.9	
	YTD 2010	714	59.7		1,548			288,397	9.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
January 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	95	-34.5	130	220	238	54.6	202,157	-1.6	211,138
	February	118	-25.3	127	247	252	50.4	205,770	-10.4	218,013
	March	155	-21.7	135	365	313	43.1	219,250	0.0	221,246
	April	175	-21.9	151	324	279	54.1	210,840	-5.5	203,938
	May	168	-28.8	143	322	265	54.0	213,223	-4.2	207,631
	June	223	-5.9	162	340	274	59.1	226,115	2.4	221,746
	July	208	5.6	169	298	269	62.8	235,504	5.3	225,653
	August	147	-14.5	150	276	292	51.4	212,326	0.3	214,951
	September	181	-7.2	174	305	271	64.2	229,386	4.0	227,406
	October	147	0.0	167	242	252	66.3	212,771	-0.7	217,795
	November	173	82.1	213	237	297	71.7	227,982	7.8	224,307
	December	94	1.1	162	145	319	50.8	235,419	11.5	244,855
2010	January	139	46.3	200	280	302	66.2	227,009	12.3	233,311
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	368	-26.5		832			210,515	-3.6	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	95	-34.5		220			202,157	-1.6	
	YTD 2010	139	46.3		280			227,009	12.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
January 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	152.3	112.4	366.6	8.1	66.5	796
	February	627	5.00	5.79	152.2	113.1	369.0	8.2	67.1	806
	March	613	4.50	5.55	151.9	113.7	373.3	8.5	68.0	809
	April	596	3.90	5.25	150.8	113.2	376.7	7.7	68.0	808
	May	596	3.90	5.25	149.1	114.0	379.1	7.4	68.1	803
	June	631	3.75	5.85	149.3	114.2	376.4	7.2	67.5	805
	July	631	3.75	5.85	150.9	113.7	372.2	8.3	67.5	817
	August	631	3.75	5.85	150.2	113.7	368.6	8.9	67.2	818
	September	610	3.70	5.49	150.5	113.8	368.7	9.0	67.3	822
	October	630	3.80	5.84	151.3	113.9	372.9	8.4	67.5	823
	November	616	3.60	5.59	151.0	114.6	375.1	8.1	67.6	832
	December	610	3.60	5.49	151.0	114.1	374.9	8.5	67.9	822
2010	January	610	3.60	5.49		114.5	373	8.9	67.8	829
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM). Statistics Canada (CANSIM)

Table 6b: Economic Indicators
January 2010

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.6	112.4	51.1	7.1	67.9	797
	February	627	5.00	5.79	146.6	113.1	50.8	7.8	68.2	785
	March	613	4.50	5.55	146.2	113.7	50.5	9.2	68.7	779
	April	596	3.90	5.25	145.5	113.2	50.7	9.0	68.8	777
	May	596	3.90	5.25	145.1	114.0	50.8	9.5	69.6	788
	June	631	3.75	5.85	145.1	114.2	51.0	10.1	70.6	793
	July	631	3.75	5.85	145.3	113.7	51.3	11.9	71.9	796
	August	631	3.75	5.85	145.4	113.7	51.2	12.4	72.4	800
	September	610	3.70	5.49	146.1	113.8	51.7	13.1	73.1	797
	October	630	3.80	5.84	146.5	113.9	52.6	12.4	73.3	785
	November	616	3.60	5.59	147.2	114.6	53.2	12.6	73.6	771
	December	610	3.60	5.49	148.0	114.1	53.5	11.6	73.8	760
2010	January	610	3.60	5.49		114.5	53	11.0	72.9	768
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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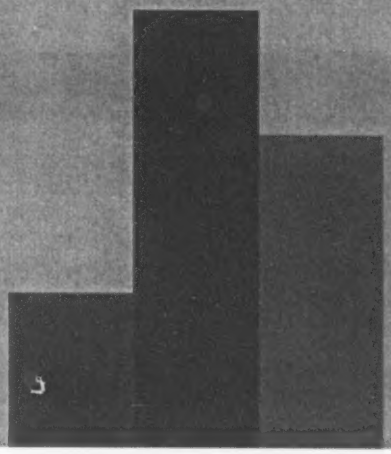

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